

MURRAY BRIGHAM PLACE SUBDIVISION

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits.

MAWSS Comments: No Comments.

The plat illustrates the proposed 2-lot, 0.3± acre subdivision which is located on the West side of Hermitage Avenue, 150' North of Andrews Road. The subdivision is served by public water and public sanitary sewer.

The purpose of this subdivision is to create two legal lots of record from a metes and bounds parcel (South ½ of Lot 23 Block 2 of Suburban Gardens Subdivision) a portion of a legal lot of record. The applicant has not furnished the required deeds illustrating that the parceling off of a legal lot of record was before 1984 when the Subdivision regulations went into effect in the planning jurisdiction. However, the new lots will meet the minimum square footage requirement.

The site fronts Hermitage Avenue, which as illustrated has an existing 50-foot right-of-way. Hermitage Avenue appears not to be curb and gutter, therefore, a 60-foot right-of-way is required. It should be noted that the dedication of sufficient right-of-way to provide 30-feet from the centerline of Hermitage Avenue may reduce the overall square footage of each lot under the minimum square footage requirements of the Subdivision Regulations, the waiver of Section V.D.2. would be a favorable alternative since this is an established neighborhood. As a means of access management, each lot should be allowed one curb cut for each lot.

The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

The site is located in the county. Therefore, a note should be placed on the final plat stating that any lots developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

While the site is located in the county, compliance with the City of Mobile storm water and flood control ordinances will be required. A letter from a licensed engineer certifying compliance with the City's storm water and flood control ordinances should be

submitted to the Mobile County Engineering Department and the Planning Section of Mobile Urban Development prior to the issuance of any permits.

Based on the preceding, this application is recommended for a holdover until the May 7th meeting, with revisions due by April 6th, to allow the applicant to address the following:

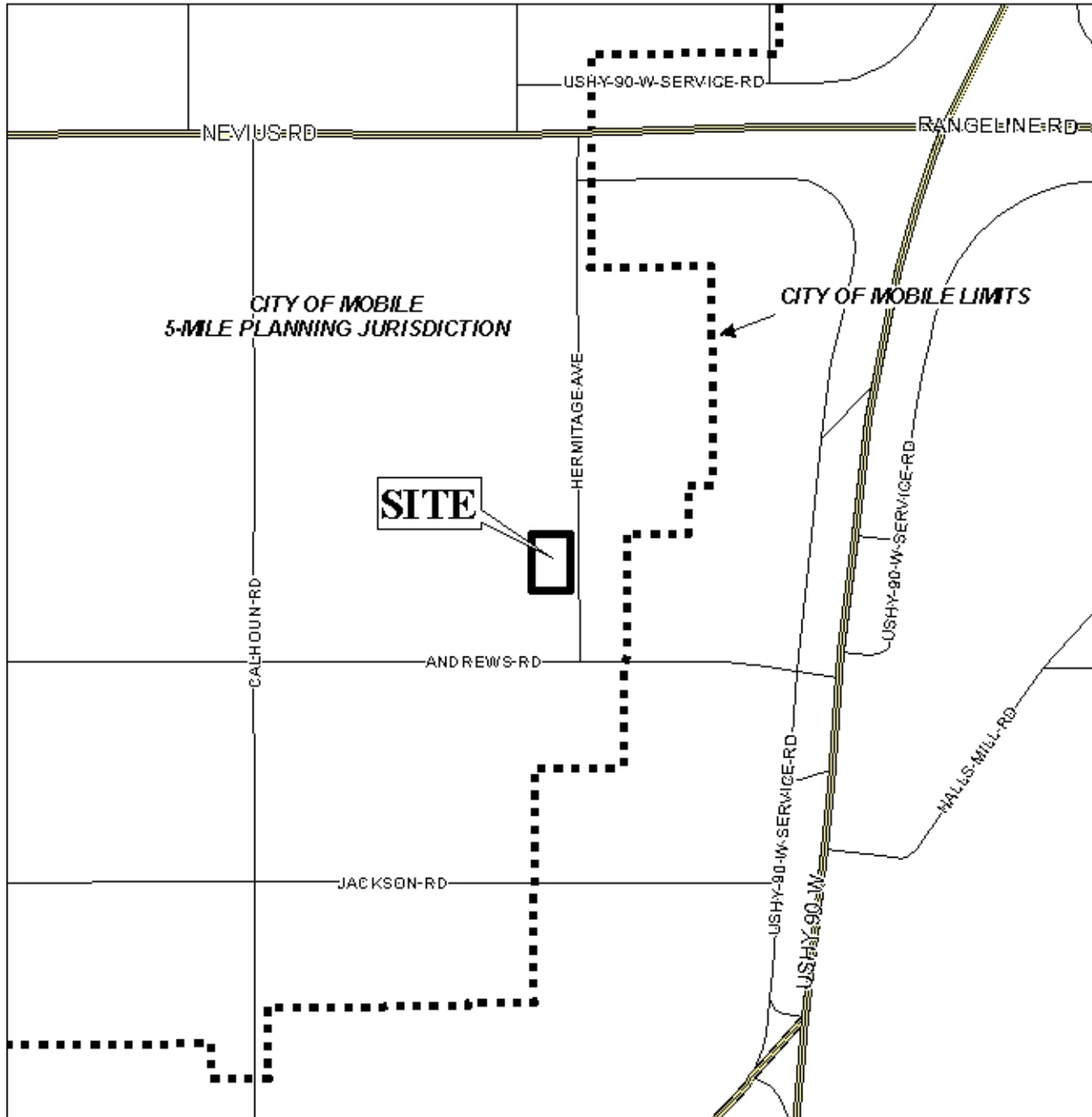
- 1) the inclusion of the remainder of Lot 23 Block 2 of Suburban Gardens with the applicable labels and fees or the submission of the deed illustrating that the subdivision or parceling off was created prior to 1984;
- 2) provision of a note on the Final Plat stating that each lot is limited to one curb cut for each lot;
- 3) provision of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations;
- 4) Placement of a note on the site plan stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 5) provision of a note on the Final Plat stating that the development will be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering; and
- 6) labeling on the Final Plat of each lot in square feet, or provision of a table with the same information.

Revised for the May 7, 2009 meeting:

The applicant has not submitted revisions as recommended by the conditions of the holdover request to comply with the Subdivision Regulations.

Based on the preceding, this application is recommended for denial.

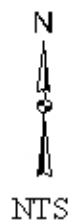
LOCATOR MAP



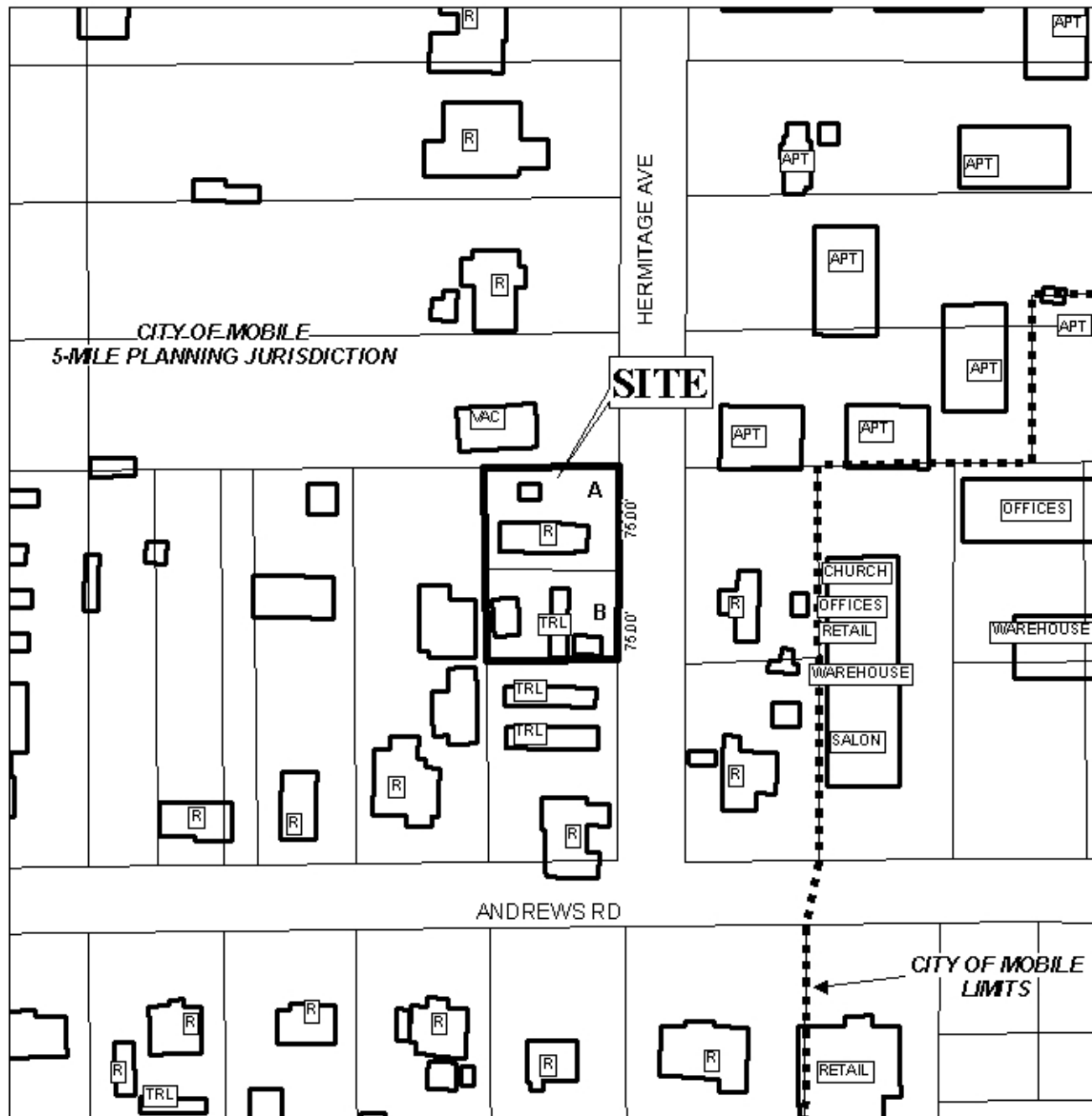
APPLICATION NUMBER 3 DATE May 7, 2009

APPLICANT Murray Brigham Place Subdivision

REQUEST Subdivision



MURRAY BRIGHAM PLACE SUBDIVISION



APPLICATION NUMBER 3 DATE May 7, 2009

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
-----	-----	-----	-----	-----	-----	-----	-----	------	-----	-----	-----	-----	-----	-----

NTS

MURRAY BRIGHAM PLACE SUBDIVISION



APPLICATION NUMBER 3 DATE May 7, 2009

